



# MEETING MINUTES

**MILPITAS PLANNING COMMISSION**

**March 27, 2019 7:00 PM**

**CITY HALL COUNCIL CHAMBERS**

**455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

## I. CALL MEETING TO ORDER

**Chair Mandal** called the meeting to order at 7:01 P.M.

## II. ROLL CALL/ SEATING OF ALTERNATE

**Present:** Chair Mandal, Vice Chair Ciardella, Commissioner Sandhu, Mohsin, Morris, Alcorn, Chuan, Alternate Commissioner Chua-not seated

**Absent:**

**Staff:** Ned Thomas, Jessica Garner, Lillian Hua, Heather Lee, Elizabeth Medina

### III. PLEDGE OF ALLEGIANCE

**Commissioner Mohsin** led the Pledge of Allegiance.

#### IV. CONFLICT OF INTEREST DECLARATION

**City Attorney Heather Lee** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.

## V. APPROVAL OF AGENDA

**Chair Mandal** asked if staff or Commissioners had changes to the agenda and there were none.

**Motion** to approve the March 27, 2019 agenda as submitted.

**Motion/Second:** Commissioner Sandhu/Commissioner Morris

AYES: 7

NOES: 0

ABSTAIN: 0

**Planning Director, Ned Thomas** noted that a letter from the Economic Development Department was received with support the the project presented tonight.

## VI. PUBLIC FORUM

**Chair Mandal** invited members of the audience to address the commission and there were no speakers.

## VII. APPROVAL OF MEETING MINUTES

**Chair Mandal** called for approval of the February 13, 2019 meeting minutes of the Planning Commission.

**Motion** to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 3

NOES: 0

ABSTAIN: 4 (Mohsin, Morris, Chuan, Alcorn)

## VIII. PUBLIC HEARING

**VIII-1 KLA NEW AMENITY BUILDING – 1 TECHNOLOGY DRIVE – P-SD18-0011, E-LC19-0001:** A request for a Site Development Permit and a Lot Combination to construct one two-story amenity building, totaling 25,300 square feet, for the KLA campus and to merge two lots, totaling 20.1 acres. The project is covered under the scope of the previously prepared Initial Study/Mitigated Negative Declaration and exempt from further CEQA review pursuant to Section 15162 (Subsequent EIRs and Negative Declarations), as none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, and, as a separate and independent basis, Section 15183 of the CEQA Guidelines.

Project Planner Lillian Hua showed a presentation and discussed the project.

Commissioner Morris asked if all water will be recycled. Ms. Hua noted that it will only be for the irrigation.

Commissioner Alcorn asked if there will be new water lines or if irrigation will be tapping into a system that is already there. Ms. Hua was not sure but noted that the Applicant is present to answer that question. Applicant responded from audience noting they will be tapping into current system. Commissioner Alcorn expressed concerned about wear and tear on the pipes over time if additional irrigation is added to the system in place.

Commissioner Chuan inquired about the provisions of employee parking during construction. Ms. Hua noted that those details are submitted in a construction management plan, which is not required at this stage but the site is sufficiently parked per the municipal code.

Commissioner Morris asked how many trees are being removed, how many will be replaced and with what type will the trees be replaced with. Ms. Hua stated that twenty five trees are being removed, two of which are classified as protected in the municipal code. Ms. Hua also noted that only protected trees required a 2:1 replacement ratio; Applicant will be replacing twenty six trees total which exceeds the required number of trees to be planted. Tree species was not specified; however, Ms. Hua said Applicant is present with the Landscape Architect for any additional questions.

Chair Mandal inquired if any other energy efficiency items are being considered for this project. Ms. Hua said they are using a shade feature inside to reduce energy costs and mentioned that the Applicant and architect is present to give more details of energy saving features. Mr. Mandal said KLA is high technology company that the City is very fortunate to have, appreciates their efforts to enhance their facility and would like to hear more their energy efficiency efforts they will include in this new infrastructure.

Chair Mandal invited applicant to podium.

Nicole Crase, employee of KLA Tencor for 17 years, head of Strategic Planning & Construction of their headquarters spoke at podium. Ms. Crase said she is excited about the modernization of this new building, noting the new building's intent is not to create new jobs (addressing the parking concern), but to maintain talent and to have something new & different for the current workforce to use (lunch room, meeting rooms, etc).

Bob Bem, Lead Architect, noted this project is to enhance the facility for the current workforce, to provide more collaborative spaces to change the mood in a positive way on the campus. Mr. Bem discussed the project in more detail and addressed the questions during Staff's presentation.

April Phillips, Landscape Architect, discussed the plans for landscaping (emphasizing water conservation), shared images to help the Commissioners better understand the layout, and addressed inquiries that arose during Staff's presentation.

**Chair Mandal** invited members of the audience to address the commission.

**Motion** to close the public hearing.

Motion/Second: Commissioner Sandhu/Vice Chair Ciardella

AYES: 7

NOES: 0

Commissioner Alcorn applauded the company on investing money to improve the quality of life for their employees.

Commissioner Mohsin noted that she likes the plan and how it incorporates water, shade, glass and landscaping plans. Ms. Mohsin said this is something employees look for in companies.

Commission Morris thanked the company for being Milpitas family and enhancing our community.

Vice Chair Ciardella shared a story about KLA-Tencor when it first came to Milpitas when he was a newly appointed Planning Commissioner.

Chair Mandal noted he is proud to have KLA-Tencor in Milpitas and appreciates their business.

**Motion** to consider and adopt Resolution No. 19-009 recommending the Planning Commission approve Site Development Permit No. SD18-011 and Lot Combination No. LC19-0001, subject to the Conditions of Approval.

Motion/Second: Commissioner Morris/Commissioner Chuan

AYES: 7

NOES: 0

## **IX. NEW BUSINESS**

**Commissioner Morris** requested that the Planning Commission revisit e-cigarettes. Ms. Morris also gave her opinion about Commissioners' binders being placed for pick up in lockers on the 4<sup>th</sup> floor versus being picked up at Front Desk. Ms. Morris said she likes being able to pick up her binder on the weekend and having a quiet space to review the material on the 4<sup>th</sup> floor. Planning Director, Ned Thomas said that this is something he will look into, however, thought it would be more convenient for Commissioners to pick up in the Lobby of City Hall. Mr. Thomas also mentioned the other quiet areas in City Hall (other than the 4<sup>th</sup> floor) that could be utilized.

**Commissioner Mohsin** agreed with Ms. Morris about continuing the use of the lockers for their binders. Ms. Mohsin also mentioned that this meeting's agenda was unavailable to view online. Mr. Thomas said IS is working on an system update which might have caused that but he would look into it.

**Commissioner Alcorn** said he does not have a problem picking up the PC binders on the 1<sup>st</sup> floor but also concurred with Ms. Morris about having a quiet area for Commissioners to read material.

**City Attorney Heather Lee** followed up to Brown Act training.

## **X. ANNOUNCEMENTS**

### **X-1 Planning Commissioners**

**Chair Mandal** reminded Commissioners about APA Planning Conference in San Francisco on April 13-16.

**Vice Chair Ciardella** mentioned and invited all to The Milpitas Rotary Masquerade Party fundraiser on April 27<sup>th</sup>.

### **X-2 Planning Director**

**Planning Director, Ned Thomas** provided departmental updates and items of interest regarding:

- California Chapter Planning Conference in Santa Barbara in October 2019.
- Annual Commissioners' Luncheon will be on 4/27 and email/hard copy invitations will be sent this week.

## **XI. ADJOURNMENT**

The meeting was adjourned at 7:47 PM.

**Motion** to adjourn to the next meeting.

Motion/Second: Commissioner Mohsin/Commissioner Ciardella

AYES: 7

NOES: 0

*Meeting Minutes submitted by*

